

Summary of Jackson County 2014 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Jackson County for 2014. The annually adjusted values used in the study were developed based on updated dates of depreciation and any changes in parcel characteristics discovered during 2013 / 2014 new construction field activities. The sales used for the 2014 annual adjustments were from March 2, 2012 to March 1, 2014. Additional years were added when there were an insufficient number of sales in a particular property class. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors. Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Jackson County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied.

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2011 to March 1, 2014. There was 1 valid industrial sale during this expanded sales horizon. It was combined with the improved commercial property sales for analysis.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from March 2, 2011 to March 1, 2014. There were 26 valid sales countywide whose data were combined with the single improved industrial sale for analysis.

Commercial and Industrial Land:

Sales included in the analysis for vacant commercial and industrial properties were expanded to include valid transactions occurring from March 2, 2011 to March 1, 2014. There were 4 valid individual sales for vacant commercial and industrial properties during this time period. Even though 4 sales are not enough to produce a statistically reliable indication, the Spearman Rank test was performed which showed no evidence of vertical inequity.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from March 2, 2012 to March 1, 2014. There were an insufficient number of sales to allow for a credible analysis of any individual township. Due to the low number of sales, the Spearman Rank test was performed which showed no evidence of vertical inequity.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2012 to March 1, 2014. It was necessary to group Carr and Driftwood, Grassy Fork and Washington Townships. Hamilton, Owen, Pershing and Salt Creek and Townships were also combined in order to enhance the statistical reliability of the study.

NOTE: Sheet 1 of DLGF file “*JACKSON Sales Reconciliation 04-24-2014.xlsx*” was included in the study as the tab named “Sales Reconciliation” in which all 750 sales were fully reconciled.